

Hinckley Town Planning and Zoning Commission  
Town Council Chambers  
161 E 300 N, Hinckley, UT  
Wednesday, March 8, 2023  
Digital Recording  
Invocation: Joe Taylor

## **I. PLEDGE**

Commission Chairman Guy Brinkerhoff brought the Planning and Zoning meeting to order at 7:00 p.m. and led those present in the Pledge of Allegiance.

## **II. ROLL CALL**

Commission Members: Clark Mortensen, Joe Taylor, Margene Stevens, Joy Partridge. Hinckley Town Planning & Zoning Secretary Dixie Talbot, Town Maintenance Personnel, Trey Ross.

## **III. GUESTS**

Wade Allred, Kelly Day, Lynn Banks, Debbie Banks, Stephen Draper, Jane Ann Draper, Alberto Garcia, Kimberly Garcia, Hogan Fowles and Mayor Brian Florang.

## **IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING**

Commission Member Margene Stevens made a motion to approve the minutes as presented for February 8, 2023. Commission Member Joe Taylor seconded the motion. All voted aye.

## **V. REPORT OF BOARD – COMMITTEE'S**

1. Mayor Brian Florang discussed with the Commission Members and guests that he was aware of requests from citizens to place recreational vehicles on property for temporary housing. He said now to anybody making the request the answer would be no. Mayor Florang went on to state the reason for that answer is that Hinckley Town is in the process of amending Hinckley Town Ordinance Chapter 20 and creating an ordinance for development of Recreational Vehicle Parks. He said there would be an ordinance adopted that would allow temporary housing with requirements and standards for Hinckley Town and the Public Health Department. He encouraged people on the agenda when it was their time to speak to take the podium and state their intent and some background information on the project they are proposing. Mayor Florang discussed the need for a designated person to take on the responsibility of Land Use Authority. This position can be held by Planning & Zoning, town maintenance or the Mayor. In this situation Mayor Florang has taken on the responsibility as Land Use Authority. This includes drafting a new ordinance and seeing that it is completed and adopted.

Mayor Florang advised on the process and time frame for creating and amending any ordinance.

## VI. NEW BUSINESS

1. Application to appear – building permit, Chris Palmer. 20x25 metal building sitting on 18' wide x 12' high footing with gravel floor, 325 N. 100 W. After discussion by the commission and reviewing Mr. Palmer's proposed plans Commission Member Margene made a motion to approve his building permit at 325 N. 100 W. Commission Member Joe Taylor seconded the motion. All voted aye.
2. Application to appear – Nathan R. Crop. Install three RV stations from summer 2023 to summer 2025, 459 W. 200 N. Mr. Crop did not attend the meeting and Commission Member Margene Stevens made a motion to table this application. Commission Member Joe Taylor seconded the motion. All voted aye.
3. Application to appear – recreational vehicle application, Hogan Fowles. Application to place two recreational vehicles at 462 N. Main. Hogan addressed the commission and stated his intent and provided a plan. The Commission discussed this request with Mr. Fowles and as there is no permitted use at this time Commission Member Margene Stevens made a motion to table his request. Commission Member Joy Partridge seconded the motion. All voted aye.
4. Application to appear – lot split, Lynn Banks. Parcel H-2201 to be split from property currently owned by Floyd & Colleen Dutson, 100 N. 200 W. Mr. Banks discussed with the commission his intent to split property to build new home. He provided a current survey and building plan. His new home will face north, and he questioned his new address and the location of sewer and water hookups to the property. Maintenance man Trey Ross provided him with the information as to where his lines would need to be accessed. It was also stated that once his home is placed the county will provide an address for the property. Commission Member Margene Stevens made a motion to approve the lot split at 100 W. 200 N. Commission Member Joe Taylor seconded the motion. All voted aye.
5. Application to appear – building permit, Alberto Garcia. New carport, 486 N. 200 E. After discussion by the commission **Mr. Garcia's building permit was approved with a change that his new build would be moved to 6' from an existing building instead of 5' as his plans showed. Mr. Garcia stated he would make the needed change. Commission Member Margene Stevens made a motion to approve Mr. Garcia's building permit with the required change to place new garage 6' from the existing building instead of 5' as plans show. Commission Member Joy Partridge seconded the motion. All voted aye.**
6. Application to appear – building permit, Kelly Day. Place four tiny homes (320 sq ft) on property, 225 W. Center. Ms. Day presented her plans to the commission and stated her history with tiny homes. Several of her homes have been placed around the state with five in the Sherwood Shores area of Delta. Ms. Day has done the research on the rules for placing tiny homes. She stated she does all the work and landscaping when they are finished. Plans and pictures of her homes were

presented to the commission. Wade Allred, one of the builders presented his history and his role in placing the homes. Commission Member Margene Stevens made a motion to table Ms. Day's request at this time. Commission Member Joy Partridge seconded the motion. All voted aye.

7. Application to appear – Stephen Draper. Request to place five recreational vehicles on property at 200 E. Center with a picnic area. Mr. Draper addressed the commission with his plans to place five RVs with a picnic area. Parcel ID for his request is H-2094-3. The current owners are Karen K. Wilson and Barbara Greaves. Mr. Draper is in the process of buying said property. After discussion and review of his plans Commission Member Margene Stevens made a motion to table Mr. Draper's request. Commission Member Joe Taylor seconded the motion. All voted aye.

8. Discussion to amend Hinckley Town Zoning Ordinance Chapter 20 Recreational vehicles and creating an ordinance for development of Recreational Vehicle Parks. No discussion was held as Mayor Florang had given information earlier in the meeting.

## **VII. OUTSTANDING BUSINESS**

1. Updating the General Plan for Hinckley Town. No discussion was held regarding the General Plan.

## **VIII. ADJOURNMENT**

Commission Member Margene Stevens made a motion to adjourn at 8:10 p.m. Commission Member Joe Taylor seconded the motion. All voted aye.



Tresa Taylor, Hinckley Town Clerk  
Dixie Talbot, Planning and Zoning Secretary



Guy Brinkerhoff, Chairman